

9-02.09 [Improvements]

9-02.09-10 [Improvement Procedures]

In addition to other requirements, improvements installed by a land divider either as a requirement of these regulations or at his own option shall conform to the requirements of this chapter and improvement standards and specifications followed by the City, and shall be installed in accordance with the following procedure:

- A. Improvement work shall not be commenced until plans have been checked for adequacy and approved by the City. To the extent necessary for evaluation of the proposal, the plans may be required before approval of the tentative plan of a subdivision or partition;
- B. Improvement work shall not commence until after the City is notified, and if work is discontinued for any reason it shall not be resumed until after the City is notified;
- C. Improvements shall be constructed under the inspection and to the satisfaction of the appropriate City Council committee. The City may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change;
- D. Underground utilities, sanitary sewers and storm drains installed in streets shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length obviating the necessity for disturbing the street improvements when service connections are made;
- E. A map showing public improvements as built shall be filed with the City upon completion of the improvements.

9-02.09-20 [Specifications for Improvements]

The appropriate City Council committee shall prepare and submit to the City Council specifications to supplement the standards of this code based on engineering standards appropriate for the improvements concerned. Specifications shall be prepared for the design and construction of required public improvements, such other public facilities as a developer may elect to install, and private streets.

9-02.09-30 [Improvements in Subdivisions]

The following improvements shall be installed at the expense of the subdivider and at the time of subdivision:

- A. Streets- Public streets, including alleys, within the subdivision and public streets adjacent but only partially within the subdivision shall be improved. Catch basins shall be installed and connected to drainage tile leading to storm sewers and drainage ways. Upon completion of the street improvement, monuments shall be reestablished and protected in monument boxes at every public street intersection and all points of curvature and points of tangency of their center lines.
- B. Surface Drainage and Storm Sewer System- Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainage ways or storm sewers outside the subdivision. Design of drainage within the subdivision, as

provided by the City Engineer, shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such areas.

- C. Sanitary Sewers-** Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains. In the event it is impractical to connect the subdivision to the City trunk system, the Planning Commission may authorize the use of septic tanks if lot areas are adequate considering the physical characteristics of the area and if sewer laterals designed for future connection to a sewage disposal system are installed and sealed. Design by the City Engineer shall take into account the capacity and grade to follow for desirable extension beyond the subdivision.

If required sewer facilities will without further sewer construction directly serve property outside the subdivision, the following arrangements will be made to equitably distribute the cost:

1. If the area outside the subdivision to be directly served by the sewer line has reached a state of development to justify sewer installation at the time, the Planning Commission may recommend to the City Council construction as an assessment project, with such arrangement with the subdivider as is desirable to assure financing his share of the construction;

2. If the installation is not made as an assessment project, the City will reimburse the subdivider an amount estimated to be a proportionate share of the cost for each connection made to the sewer by property owners outside of the subdivision for a period of ten (10) years from the time of installation of the sewers, the actual amount shall be as determined by the City Council of the City of Vernonia at the time of approval of the plat, considering current construction costs.

- D. Water System-** Water lines and fire hydrants serving each building site in the subdivision and connecting the subdivision to City mains shall be installed. The City Engineer's design shall take into account provisions for extension beyond the subdivision and to adequately grid the City system.

If required water mains will directly serve property outside the subdivision, the City will reimburse the subdivider an amount estimated to be the proportionate share of the cost for each connection made to the water mains by property owners outside the subdivision for a period of ten (10) years from the time of installation of the mains. The actual amount shall be as determined by the City Council at the time of approval of the plat, considering current construction costs.

- E. Sidewalks-** Sidewalks shall be installed on both sides of a public street or as a shared use path on one side of the street as described in the street standards in the TSP, and in any special pedestrian way within the subdivision, except that in the case of primary or secondary arterials, or special type industrial districts, the Planning Commission may approve a subdivision without sidewalks if alternative pedestrian routes are available; and provided further, that in the case of streets serving residential areas having single-family dwellings located on lots equivalent to two and one half (2½) or less dwellings per gross acre, the requirements of sidewalks shall not apply, provided there is no evidence of special pedestrian activity along the streets involved.

- F. Bicycle Routes- If appropriate to the extension of a system of bicycle routes, existing or planned, the Planning Commission may require the installation of separate bicycle lanes within streets and separate bicycle paths.
- G. Street Name Signs- Street name signs shall be installed at all street intersections, with specifications as approved by the City Council of the City of Vernonia.
- H. Street Lights- Street lights shall be installed and shall be served from an underground source of supply.
- I. Other- The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting and cable television, shall be placed underground.

9-02.09-40 [Improvements in Partitions]

The same improvements shall be installed to serve each building site of a partition as is required of a subdivision. However, if the Planning Commission finds that the nature of development in the vicinity of the partition makes installation of some improvements unreasonable, the Planning Commission shall except those improvements. In lieu of excepting an improvement, the Planning Commission may recommend to the City Council that the improvement be installed in the area under special assessment financing or other facility extension policies of the City.

9-02.09-50 [Street Improvements in Existing Platted Areas]

- A. Unless otherwise determined in subsection D. of this section no building permit shall be issued for the construction of any new building or structure, or for the remodeling of any existing building or structure which results in an increase in size or change of use, excepting remodel permits for single-family dwellings not resulting in a change of use, unless the applicant for said building permit agrees to construct street improvements which include curbs (sidewalks and all other frontage improvements required in the design standards for the roadway functional classification), along all city streets that abut the property described in the building permit.
- B. The determination of whether the remodeling of an existing building or structure is sufficient to cause the property owner to construct street improvements shall be made by the City Administrator or his/her designee. The City Administrator *or* designee shall make this determination based upon finding that the increase in building size or change of use results in either:
 - 1. An increase in floor area which creates the need for additional on-site parking in accordance with the Zoning Code, or
 - 2. A change in use that results in a need for additional on-site parking, or
 - 3. An increase in the dwelling unit density on the site, or
 - 4. A change in the type, number, or location of access ways where off-site traffic will be affected.
- C. Notwithstanding any other provisions of this chapter, in cases where the issuance of the building permit pertains to the construction or reconstruction of a building or structure within a large development owned by the same owner or owners, the City

Council may, in its sole discretion, authorize the installation of street improvements of equivalent cost on another portion of the total development area.

- D.** Street improvements shall be installed according to City standards and shall be completed prior to the issuance of any occupancy permit for the new or remodeled structure or building. In unimproved areas of the city, the City Administrator or designee may determine that a gravel road to city standard is appropriate if accompanied by a Waiver of Remonstrance Agreement by the property owner guaranteeing owner participation in future street improvements in the area.